

Document No. 2229
ADOPTED AT MEETING 6/15/72

MEMORANDUM

June 15, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

9 A

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: REQUEST APPROVAL OF MINIMUM DISPOSITION PRICES
DISPOSITION PARCELS P-1A, P-3A, P-3B
CAMPUS HIGH SCHOOL URBAN RENEWAL AREA
PROJECT NO. MASS. R-129

On February 11, 1971, the Authority approved a minimum disposition price of \$410,000 and \$8,700 for Parcels P-1 and P-3 consisting of 1,598,400 sq. ft. and 24,400 sq. ft. respectively. These parcels have since been sub-divided and new reuse appraisals had to be obtained. It is requested the Authority rescind the previously approved minimum disposition price for Parcels P-1 and P-3 and adopt the revised minimum disposition prices reflecting the fair value of the sub-divided parcels.

Disposition Parcel P-1A, located in an area bounded by Vernon St., Kent St., Linden Park St., and Linden Ave., consists of approximately 308,380 sq. ft. The designated reuse is institutional. On November 5, 1970, the Authority designated the Public Facilities Department as redeveloper of the Campus High School.

Disposition Parcel P-3A, located at 173-175 Ruggles Street, consists of approximately 5,900 sq. ft. This two-family residence is going to be rehabilitated for use by the adjacent church.

Disposition Parcel 3B, located at the rear of 159-165 Ruggles Street, consists of approximately 9,298 sq. ft. The site will be developed by the St. Francis DeSales Church for use as an elementary school.

These parcels have been appraised by Ryan, Elliott Appraisal Co., Inc., and Ralph S. Foster Co., Inc., for institutional reuse in accordance with the provisions of the Campus High School Urban Renewal Plan.

On the basis of these appraisals, it is recommended that the Authority adopt the attached Resolution approving the minimum disposition prices summarized on the attached page.

An appropriate Resolution is attached.

Attachment

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED PRICES FOR DISPOSITION PARCELS P-1A, P-3A, P-3B
IN THE CAMPUS HIGH SCHOOL URBAN RENEWAL AREA
PROJECT NO. MASS. R-129

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a Temporary Loan Contract (Early Land Acquisition) with the Federal Government under Title I of the Housing Act of 1949, as amended, which Contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Campus High School Urban Renewal Area, hereinafter referred to as the "Project Area" has been prepared and was approved by the Authority on July 9, 1970; and

WHEREAS, said Plan has received the required local approvals thereof; and

WHEREAS, said Plan has not yet received the required state and federal approvals thereof; and

WHEREAS, it is desirable and in the public interest that the Authority be able to proceed with land disposition activities prior to the required state and federal approvals of said Plan; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, two (2) independent reuse appraisals of the fair value of Parcels listed hereon for use in accordance with the objectives and controls of the Urban Renewal Plan for the project area have been obtained;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the following proposed price is hereby approved and determined to be not less than the fair value of the parcel for use in accordance with the Urban Renewal Plan for the project area.

<u>PARCEL</u>	<u>MINIMUM DISPOSITION PRICE</u>
P-1A	\$145,000
P-3A	2,300
P-3B	4,700

REUSE APPRAISAL SUMMARY SHEET

<u>Parcel</u>	<u>Reuse</u>	<u>Area</u> <u>(Sq. Ft.)</u>	<u>1st Reuse</u> <u>Appraisal</u>	<u>2nd Reuse</u> <u>Appraisal</u>	<u>Recommended</u> <u>Min. Disp. Pr</u>
P-1A	Institutional (High School)	308,380	\$142,000	\$159,000	\$145,000
P-3A	Institutional (Resid.-Duplex)	5,900	2,300	2,300	2,300
P-3B	Institutional (Elem. School)	9,298	4,500	5,000	4,700

PARCEL P-1A

LOCATION

USE

AREA

WIDTH

DEPTH

ACCESS

PARKING

D U's

ZONING

Vernon St., Kent S
Linden Park St.,
Linden Ave.
Institutional
(Campus High School
308,380 sq.ft.

Irregular

Irregular

NOTES:
PARCEL BOUNDARIES AND AREAS BASED ON
CITY ASSESSOR'S MAPS ARE APPROXIMATE.
PENDING FINAL SURVEYS.

DISPOSITION
PARCELS
DATE:

CAMPUS HIGH SCHOOL
URBAN RENEWAL AREA
MASSACHUSETTS R-129
BOSTON REDEVELOPMENT AUTHORITY



173-175 Ruggles St.:

AREA: 5,900 sq. ft.

WIDTH 60 ft.

DEPTH, 85 ft.

USE Residential.

ACCESS Ruggles St.

PARKING

O.U.'s 21

3391

ZONING, H-1 (proposed)

SITE . Rehabilitation

NOTES:

PARCEL BOUNDARIES AND AREAS BASED ON CITY
ASSESSOR'S MAPS. ARE APPROXIMATE, PENDING
FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS AND CONTROLS

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DEVELOPMENT OBJECTIVES AND CONTROLS

PARCEL NO.

BOSTON REDEVELOPMENT AUTHORITY



DISPOSITION

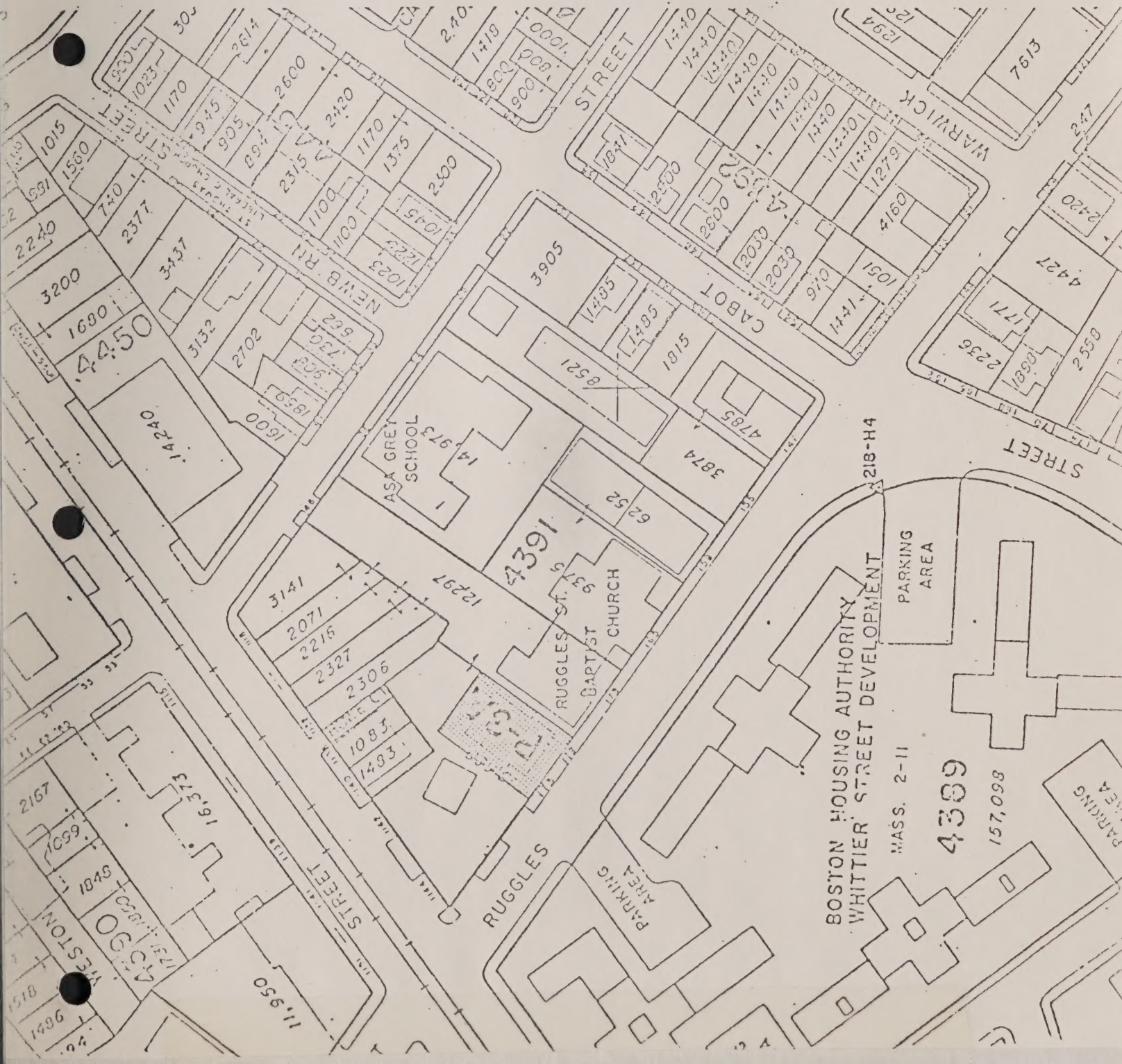
PARCELS : P-3A

DATE: Nov. 1971

Campus High School
Urban Renewal Area

Massachusetts R-129

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P-30 Rear 159-165 Ruggles St

AREA 9,298 sq.ft.
WIDTH 125 ft.
DEPTH 75 ft. (aver.)
USE Institutional
ACCESS Street "A" (new)
PARKING Adjacent
D.U.'s
TYPE
ZONING H-1 (proposed)
SITE Cleared

NOTES:
PARCEL BOUNDARIES AND AREAS BASED ON CITY
ASSESSOR'S MAPS. ARE APPROXIMATE, PENDING
FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS AND CONTROLS
SEE:
DEVELOPMENT OBJECTIVES AND CONTROLS
PARCEL NO. P-3
BOSTON REDEVELOPMENT AUTHORITY



DISPOSITION

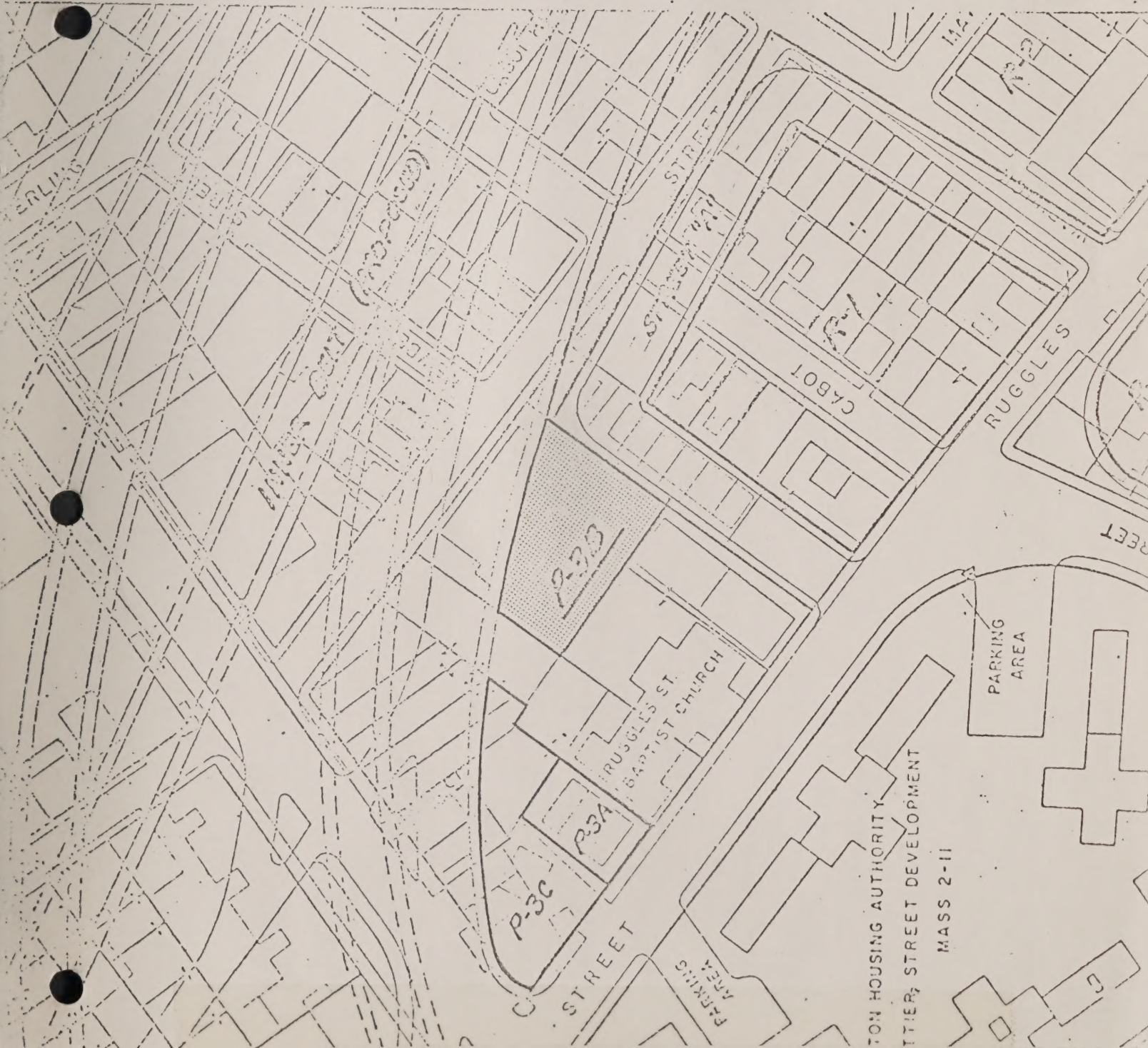
PARCELS: P-3B

DATE: 25 Feb. 1972

Campus High School
Urban Renewal Area

Massachusetts R-129

BOSTON REDEVELOPMENT AUTHORITY



BOSTON HOUSING AUTHORITY
TITIER, STREET DEVELOPMENT

MASS 2-II

